



City of Renton

Planning Commission
Briefing Session

on

Animals

October 10, 2007

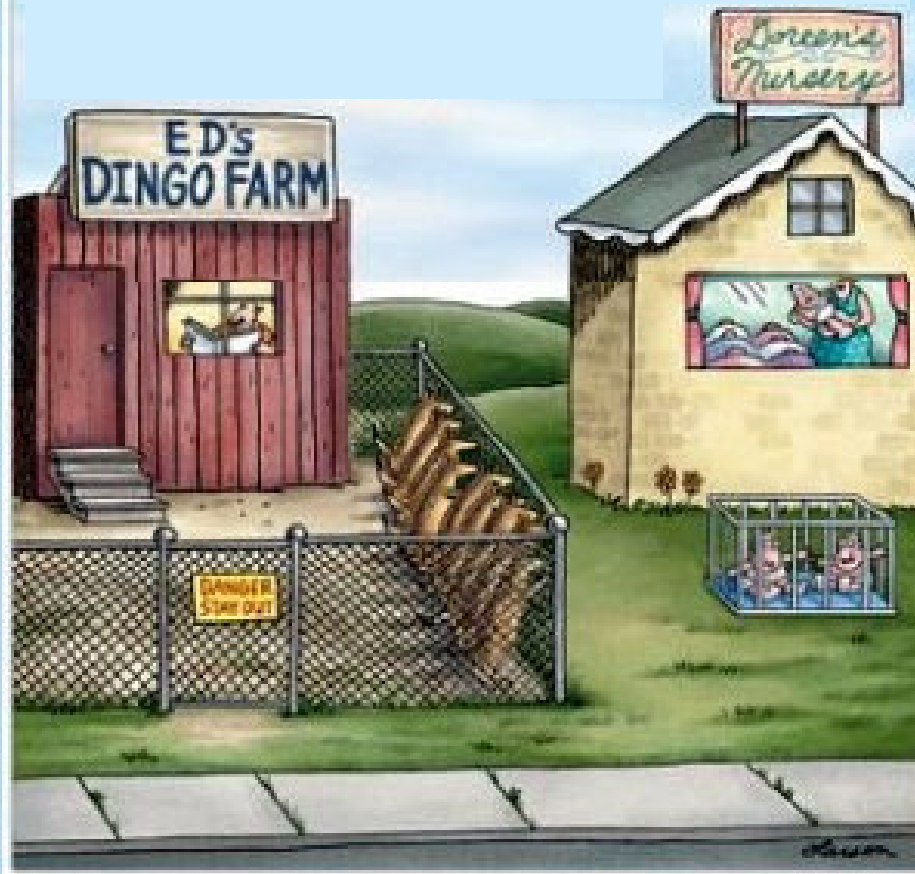


Animals Are Important



- Many people are intensely passionate about the animals they keep and their right to keep them. - and -
- Many people are intensely passionate about the impact the animals their neighbors keep have on them and their rights regarding their property.
- This is one of the root issues for zoning and regulation

Why we have zoning!



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Docket Work Program

- As part of the docket work program Development Services requested:
 - A review of household pets
 - Clarification regarding the keeping of small animals such as ducks, geese, chickens, and rabbits
- Additionally, City Council requested:
 - Clarification regarding the keeping of pigeons

Last Planning Commission

- We discussed:
 - Household pets as an accessory use
 - Small animals
 - Pigeons
 - Hobby Kennels
 - Hobby Husbandry
 - Increasing diversity of Renton
 - Increasing interest in sustainability through urban agriculture

Last Planning Commission

- Urban Agriculture
 - Composting, growing vegetables, raising chickens for eggs, keeping goats for milk and cheese
 - Seattle has allowed chickens for a long time and recently has allowed the keeping of miniature goats
- Renton would like to respond to requests that have been made and anticipate future requests for keeping various animals.

Staff Work

- As a result of that meeting and input from the Planning Commission, staff has worked on:
 - A definition of “Domestic Animals”
 - Standards for the number of allowable animals based on lot size
 - Regulations for keeping animals that are kept outside
 - Excess Animals and Excess Animal Permit
 - Also, lowered maximum number at Hobby Kennel to 6

Tiers of Animal Keeping

- As staff has worked on this project it has become apparent that there are four tiers of keeping animals
 - 3 permitted outright
 - Hobby Kennel or Excess Animals
 - Home Occupation
 - Kennel

Domestic Animals

- *“Animals that have been domesticated to be tame and are kept as an accessory use to a home. These animals are to include: dogs, cats, rabbits, birds, chickens, ducks, small rodents, snakes, pot-bellied pigs, or miniature goats, and other animals of similar size and characteristics as approved by the Development Services Director. Roosters and large animals are not to be considered in this definition.”*

Number of Allowable Animals

- 3 per single-family residence, residential unit, or commercial building
- Lots larger than 20,000 square feet = one additional animal per additional 10,000 square feet in lot size.

Other Regulations

- Keeping animals such as miniature goats and pot-bellied pigs shall be allowed provided:
 - Animals do not measure taller than twenty-four inches (24”) at the shoulder,
 - or weigh more than 150 pounds,
 - and are licensed with animal control.

Other Regulations

- Additionally, animals must be kept in a rear yard that measures in total at least 2,000 square feet for the first animal
 - additional animals shall require an additional 1,000 square feet in yard space per animal.
- Male goats must be neutered.

Excess Animals

- May be permitted:
 - Occasional breeders are permitted to keep a greater number of animals than allowed on a temporary basis not to exceed 120 days.
 - Animal foster care providers shall be permitted to keep additional household pets, provided they obtain a Hobby Kennel License.

Excess Animals - Definitions

- Occasional breeders -
 - *“A household that has no more than three (3) household pets whose animals have a litter no more frequently than one time every two years.”*
- Animal foster care provider -
 - *“A homeowner or tenant who cares for an animal or animals that are not considered their pet on a temporary basis that does not last longer than a period of sixteen weeks per animal.”*

Excess Animals Permit

- Definition:
 - *“A conditionally granted permit for the keeping of a greater number of domestic animals, other than dogs or cats, than allowed outright.”*

Hobby Kennels & Excess Animals Permit Process:

- Notification and Comment Period:
 - Within 300 feet
- Decision Criteria
 - The Development Services Division Director shall review for compatibility of the proposal with the surrounding neighborhood.
 - *An animal control officer shall inspect the property to determine the suitability of the facility and the site used for the keeping of the animals to ensure the humane and appropriate care of the animals.*

Hobby Kennels & Excess Animals Permit Process:

- Factors to be considered in determining such compatibility and suitability are:
 1. The presence of a hobby kennel *or the keeping of excess animals* will not have an adverse effect on abutting or adjacent properties.
 2. Past history of animal control complaints relating to *animals* of the applicant at the address for which the hobby kennel license or *excess animals permit is applied*.
 3. *Appropriateness for the health the animals of facility and rear yard* specifications/dimensions in which the animals are to be maintained.

Hobby Kennels & Excess Animals Permit Process:

- Factors to be considered in determining such compatibility and suitability are (cont.):
 4. Animal size, type, and characteristics of breed.
 5. *Manner in which the animal waste will be handled.*
 6. The zoning classification of the premises on which the hobby kennel or keeping of excess animals is to occur.
 7. Compliance with the requirements of RMC 4-4-010, Standards and Review Criteria for Keeping Animals, and 4-4-010G, Additional Requirements for Hobby Kennels Four (4) to Six (6) Animals.

Home Occupation

- “Any commercial use conducted entirely on a residential parcel and carried on by persons residing in the associated dwelling unit which is clearly incidental and secondary to the use of the dwelling as a residence.”
- Prohibited Occupations:
 - 1. Kennels and other boarding for pets.
 - 2. Automobile and associated mechanical repairs.
 - 3. Businesses which dispense regulated substances.(Ord. 4493, 1-23-1995)

Home Occupation

- Qualification Standards:
 - a. Primary Residence
 - b. Retail Sales and Storage:
 - No retail sales, except for sales of products made on the premises
 - c. Parking:
 - no expansion of parking
 - d. Employees:
 - not more than one nonresident

Home Occupation

- Qualification Standards (cont.):
 - e. Mechanical/Electrical Equipment:
 - f. Environmental Impacts:
 - There shall be no noise, vibration, smoke, gas, dust, odor, heat or glare produced by the business which would exceed that normally associated with a dwelling.

Home Occupation

- Qualification Standards (cont.):
 - g. Space
 - not more than 25% of the floor space, and in no event, more than 500 square feet.
 - h. Outdoor Storage
 - The outdoor storage or display of materials, goods, products or equipment is prohibited. *Domestic animals kept as accessory to a residential use and secondary limited production purposes are excluded from this provision.*

Home Occupation

- Qualification Standards (cont.):
 - i. Flammable Liquids:
 - j. Fire Extinguisher:
 - k. City Codes:
 - l. Building Alterations:

Home Occupation

- Qualification Standards (cont.):
 - m. **Accessory Structures:**
 - Existing garages with adequate access may be used,
 - Structures such as carports and toolsheds, shall not be used other than storage. Such storage shall be completely enclosed and not be visible from outside the accessory structure
 - *Accessory structures providing shelter for domestic animals may be used for activities associated with the home occupation.*
 - n. Signage:
 - no exterior signage

